

---

I have significant concerns about the impact of certain policies in the Plan on the Green Belt countryside of the borough and some Conservation areas. Some of the proposed development, would have highly damaging impacts on the special character and identity of the borough

I have concerns that the Spatial Strategy (Policy SS1) affords too much weight to the protection of Strategic Industrial Locations (Strategic Policy E3) and too little weight to the contribution of Green Belt countryside and historic landscapes such as Enfield Chase to the history and character of the borough. The Secretary of State directed the Mayor to boroughs in the difficult position of facing the release of Green Belt or Metropolitan Open Land with a greater freedom to consider the use of Industrial Land.

I have concerns regarding Strategic Policy PL8: Rural Enfield, which attempts to justify the development in Green Belt countryside elsewhere, as the National Park City Foundation has observed in a letter of objection to the Leader of Enfield Council.

I object to the following:

The 'Spatial strategy' (section 2.4) which identifies how growth will be distributed across the Borough over the plan period and gives rise to the strategies for housing, employment, town centres and countryside green belt;

3,000 new houses at a 'deeply green' 'sustainable urban extension' referred to as 'Chase Park' (also known as Vicarage Farm) on the open Green Belt countryside next to Trent Park either side of the A110 (Enfield Road) between Oakwood and Enfield town (Policy SP PL 10, pages 80-87, and Figure 3.11);

3,000 new houses in a 'sustainable settlement' at Crews Hill with the potential for longer term expansion (Policy SP PL9, pages 77-80 and Concept Plan Figure 3.10);

160 homes in Green Belt countryside at Hadley Wood (SA45: Land Between Camlet Way and Crescent Way, Hadley Wood, page 364);

Industrial and office development in the Green Belt near Rammey Marsh (SA52 page 372);

11 hectares of new industrial and storage and distribution use at what is currently agricultural land east of Junction 24 of the M25 at part of new Cottages and Holly Hill Farm within Enfield Chase (SA54, page 374);

a big expansion of the Spurs football training ground to the north of Whitewebbs Lane up

to the M25, comprising of 42.5 hectares of land, for “professional sport, recreation and community sports/leisure uses” (SA62 page 383 & SP CL4 pages 277–279);

Encouragement for tall buildings, including in sensitive locations such as the town centre conservation area (see pages 156-60, Figure 7.3, Figure 7.4 and Policy DE6, and SA2 Palace Gardens Shopping centre page 321).

I object to Strategic Policy PL9: Crews Hill (in particular development on Crews Hill Golf Course), which would result in development on some high quality Green Belt countryside within Enfield Chase, and would result in traffic pressure on the Conservation Areas and at the rural East Lodge Lane and at the remote hamlet of Botany Bay.

I object to Strategic Policy PL10: Chase Park. The proposed development would cause high or very high harm to open Green Belt countryside; it would cause irreversible harm to the coherence and integrity of Enfield Chase Heritage Area, severing the link between Trent Park and Old Park and adversely affecting the setting of both; it would end the visual separation between Oakwood and Enfield Town provided by the experience of passing through open countryside on the A110; it would spoil the openness of the popular Merryhills Way; and it would worsen an existing deficit in open space provision in postcode areas EN2 7 and EN2 8.

I object to the Site allocation SA45 Hadley Wood and SA54 Land east of Junction 24. These two sites are both strongly performing Green Belt countryside and part of Enfield Chase. The proposed industrial and employment site on the Ridgeway at SA54: East of Junction 24 would destroy an attractive green gateway to the borough.

The Council does not appear to have given any consideration to the Areas of Special Character in selecting its preferred development sites. Development on the above sites would cause severe harm to the Enfield Chase Heritage Area of Special Character (AoSC).

I object to Policy DM DE6: Tall Buildings The indicative maximum building heights shown on Figure 7.3 within the placemaking areas could have negative impacts on many of the Borough’s centres. These building heights range between 9 storeys and 26 storeys, including 13- storey towers within the Enfield Town Conservation Area and similar towers in the Southgate Conservation Area. The London Plan figure for the maximum height within sensitive heritage locations equates more closely to 7/8 storeys - this is disregarded by LBE in relation to Enfield Town.

This reply may be confusing, but that's because the poor online consultation platform means it's easier to email my objections and concerns.